

DRAFT

ITEM #3

P.C. MEETING: 07/25/02

PUBLIC HEARING

COMMUNITY: Countywide
APPLICANT: Land Use Services Department
FILE/INDEX: CWI-849N
PROPOSAL: An Ordinance to amend Title 8 Of the San Bernardino County Code relative to accessory wind energy systems.
LOCATION: Countywide
STAFF: Patrick Egle

Patrick Egle, Planner, presented the staff report, which is on file with the Advance Planning Division of the Land Use Services Department. Mr. Egle stated for the record that language was added to the ordinance on page 7, line 19, which stated, "However, a wet stamp shall not be required, provided that the application demonstrates that the system is designed..."

There followed a discussion regarding the uses of the power generated energy, number of units permitted per parcel, local city ordinances as they relate to windmills, energy systems not permitted within the scenic corridor, and long term effect of the urbanization of non-urbanized areas with existing windmills.

PUBLIC TESTIMONY

The following people testified in favor of the proposal:

Beverly Guasti, Oak Hills resident
August Sansone, Oak Hills resident
Michael McCurley, Apple Valley resident
Larry Payne, Devore resident
Brek Randolph, Phelan resident
Ron Later, Hinkley resident
Dan Braun, Apple Valley resident
Ted Schults, Phelan resident
Debra Kelley, Lucerne Valley resident
William Krag, Phelan resident
Joe Guasti, Oak Hills resident

Chair Kwappenberg stated that Edna Later registered her position in favor of the proposal but did not wish to publicly speak.

Points of discussion were:

- Christmas tree lighting on wind generators.
- Aesthetics and color of generators. The color of the wind generators are not obtrusive and serve as a trademark for wind generator companies. If a color change is required, revise wording in 2 f) to state "neutral" rather than "earth tone".
- Increasing height limit. Allow 100-ft height on 2 ½ acre parcels.

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- More power generated by higher heights.
- Noise. Surrounding noise could be mistaken for towers with lower heights. Noise from towers is decreased with higher heights. Noise levels should match AB1207 State Law.
- Energy generated that is not used is put back into the metering system.
- Tip speed and blade length.
- Reducing Major Variance to Minor Variance on the tower height density and setback in order to reduce cost.
- Request to delete (j) on page 7 of the ordinance, which requires the turbines be approved by the California Energy Commission or certified by a national program recognized and approved by the Energy Commission. Height, noise and setback issues are addressed in the ordinance.
- Temporary Rebate Program for installing generators.
- Allowing generators in all land use districts on parcels of one acre or more except in urbanized areas which are defined as 1,000 or more population per square mile in accordance with State Law AB 1207.
- Request to delete 2 c) therefore not limiting the number of generators.
- Change the word "system in 2 e) to state "tower".
- Request to delete 2 r) and not require windmills to be removed unless there is a safety hazard.

There was no one else in the audience to speak on this item.

DISCUSSION

Commissioner Laning stated for the record that he purchased property from Mr. Guasti approximately 10 years ago and has had no contact with Mr. Guasti since then. Commissioner Laning stated that he felt it was important to incorporate wording in the ordinance for the removal of the towers as technology changes so that they are not an eye sore.

Chair Kwappenberg suggested continuing this item in order to allow staff time to address issues of concern.

Commissioner Brown suggested staff look at color, height, setback, noise and the 2 ½ acre parcels prior to this item coming back to the Commission.

Chair Kwappenberg stated that she felt a property owner who has an operating ranch of 10 acres should not be precluded from utilizing a wind energy tower and encouraged staff to look into defraying costs.

Mr. Egle stated that the State does not prohibit windmills in urbanized areas and that AB 1207 does not discuss urbanized areas.

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COMMISSION ACTION

CONTINUE to September 5, 2002 in the a.m.

MOTION: Brown

SECOND: Kwappenberg

AYES: Brown, Dowling, Ferguson, Kwappenberg, Laning

NOES: None

ABSENT: None

ABSTAIN: None